



# News

WESTCHESTER TOWN CENTER

SUMMER 2016

## IMPORTANT INFORMATION



Information about the LAWA Specific Plan Amendment Study (SPAS) and the proposed move of the airport's northernmost runway can be found at [laxspas.org](http://laxspas.org)



To contact the Office of L.A. City Councilman Mike Bonin, who represents the Westchester Town Center BID area, please call (310) 568-8772 or visit [11thdistrict.com](http://11thdistrict.com)



To contact the Westchester Streetscape Improvement Association please call (310) 225-7630 or visit

[westchesterstreetscape.org](http://westchesterstreetscape.org)

## YOU ARE INVITED ...

The public is invited to attend WTC BID Board meetings, which are normally held at 10 am on the third Thursday of each month at Drollinger Properties, 8929 S. Sepulveda Blvd., Suite 130 in Westchester.

## City of Los Angeles Approves LAX Northside Plan Update

Sets Stage for Economic Revitalization of 340-Acre Area Along Westchester Parkway That Will Include New Community Amenities

On June 14, Los Angeles Mayor Eric Garcetti, City Councilmember Mike Bonin, airport officials, and community representatives celebrated City Council approval of the LAX Northside Plan Update, a comprehensive planning blueprint for 340 acres of vacant property located along Westchester Parkway.



"Los Angeles World Airports can now move forward with implementing the plan that will result in new projects and new neighborhood gathering places due to all the hard work by the community and LAWA staff over the past several years," said LAWA Chief Executive Officer Deborah Flint.

The LAX Northside Plan is a comprehensive update of an outdated, overly dense land-use plan initially conceived in the 1980s. The LAX Northside Plan Update has been crafted with the help of surrounding neighborhoods to produce a vibrant and sustainable center of employment, retail, restaurant, office, hotel, research and development, education, civic, airport support, recreation, and airport-buffer uses that support the needs of communities surrounding LAX.



LAWA acquired the land with Federal Aviation Administration (FAA) grants in the 1970s and 1980s to provide a buffer between LAX and adjacent communities. The old plan would have permitted 4.5 million square feet of development with tall buildings, minimal open space, outdated design and environmental standards, and little accommodation for civic uses. The LAX Northside Plan Update approved today significantly reduces allowable density

(Continued on reverse)

## Westchester Town Center BID Board of Directors

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and associated traffic, while providing a planning framework that more effectively weaves the space into the fabric of the neighborhood. The approved Plan envisions 175,000 square feet of community and civic uses, and nearly 50 acres of new recreation and open space. The Northside property is ideally located for a natural expansion of the "Silicon Beach" high-technology creative hub, and is also adjacent to several educational institutions interested in new facilities. Opportunities for local non-profit organizations to locate recreational sites on the property emerged from the planning process and will be a community benefit.

Development guidelines for the updated plan include: state-of-the-art sustainability measures, building design requiring lower heights, cluster near Westchester Parkway, meaningful buffers adjacent to residential properties, and access from Westchester Parkway rather than through neighborhoods to reduce cut-through traffic. The plan also calls for transforming the current roadway into a multi-use "paseo" along Westchester Parkway that would enhance

pedestrian and bicycle access between the Downtown Westchester Business District and the beach.

As part of the LAX Northside Plan Update planning process, LAWA staff, led by Lisa Trifiletti, conducted more than 50 group and individual meetings -- a collaboration between local and regional stakeholders and LAX that resulted in a plan reflecting community priorities and LAWA's needs. This level of stakeholder engagement was a factor in the Northside Plan Update receiving the 2015 Award of Excellence in Neighborhood Planning from the American Planning Association-Los Angeles Section and the 2015 Outstanding Public Involvement/Education Program Award from the Association of Environmental Professionals.

"We are excited about what the Northside project will do for the BID area," said Executive Director Don Duckworth. "From new retail and restaurants to a new high-tech campus, development at Northside will be a big boost to the local economy."

